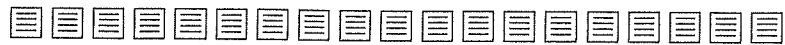


# Black River Estates Newsletter

## April 2016



### PRESIDENT'S MESSAGE

**Another Spring is here and I expect that we will be soon outside** enjoying the good weather and the country atmosphere of our Neighborhood which has always been a unique characteristic despite being in close proximity to city conveniences. Please take the opportunity to "meet" your neighbors again and those new residents who have moved to Black River since last year. Communication among our Neighborhood friends and acquaintances is key to a vibrant and happy neighborhood.

With Spring comes some new problems for the Board to address in the coming months including increased traffic from Spring Haven Subdivision, speeding and the condition of our roadways. The Board is well aware of these progressing problems, and others, and has already commenced action to address them.

Our Subdivision meeting was March 19. Again, only a few residents attended. Stephen Segari is our newest Board Member and we welcome him. Among other things, Stephen shall be a great addition to help us bring our website current and make it vibrant.

Finally, and again, I remind everybody that our home values rely, in part, on the enforcement of our Subdivision's restrictive covenants as prospective buyers expect such a beautiful subdivision to be governed by those rules and regulations which commonly protect the residential integrity of similar neighborhoods. Please understand the duties and responsibilities of our Architectural Control and Restrictive Covenant Committees. The time expended by these Members are woefully needed and appreciated.

Enjoy Black River and see you on our Streets.

BRUCE M. DANNER  
PRESIDENT

# Black River Estates Newsletter

## April 2016



Our BRE Annual Neighborhood Meeting was held on Saturday, March 19<sup>th</sup>. We discussed many topics and issues that are important to our neighborhood.

### 1. Neighborhood Directory

We want a current Directory. The last one was done in 2012. Every property owner's name and address will be included. But, our records do not list the names of both spouses or any cell numbers. If you want both names listed and/or your contact numbers, please send your information to me ([Rosalie\\_wb@yahoo.com](mailto:Rosalie_wb@yahoo.com)) or John Guess ([blackriver5@bellsouth.net](mailto:blackriver5@bellsouth.net)). We will coordinate this information.

Our neighbor, Merry Rubin, (about to move in their new home on Pelican Ridge) has volunteered to type up the directory. Ann Fontenot has volunteered to proof-read everything before we print it. We will only make hard-copies, and not put this online.

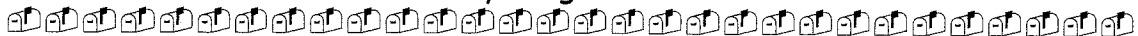
### 2. Dogs and Cats

Please respect your neighbors' property and clean up after your dog. The Parish has a leash law for dogs. You can read it on the Parish website. Also, please contain your cats as much as possible.

### 3. Mailboxes

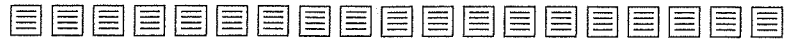
The Board has personally surveyed every mailbox in our subdivision. Most mailboxes are in fine condition, but there are some that are in need of maintenance. The Board will send a letter to each property owner regarding their mailbox. It will say "No maintenance due at this time" or "Maintenance is due at this time. Example: The faded red flag needs to be painted or replaced" or something similar.

The Board thinks mailboxes in stages of disrepair actually make a negative statement about the whole subdivision and the Home Owners Association. Therefore, we think it is important to maintain the mailboxes. We know you agree.



# Black River Estates Newsletter

## April 2016



### Board Members

Please contact any of the Board Members if you have questions about our subdivision.

*Bruce Danner, President*  
*528 Pelican Ridge Drive*

*bmd@brucedannerlaw.com*

*Al Fontenot, Secretary*  
*408 Dummyline Road*

*a\_font@bellsouth.net*

*Rosalie Boudreaux, Treasurer*  
*201 Hawthorne Hollow*

*rosalie\_wb@yahoo.com*

*Sandi McLaughlin, Member At Large*  
*209 Black Oak Lane*

*Sandsmcl@bellsouth.net*

*Tom Mack, Member At Large*  
*404 Dummyline Road*

*Tmack@mhghotels.com*

⇒ Congratulations Tom for being re-elected to the BRE Board!

*Fred Van Etten, Member At Large*  
*505 Pelican Ridge Drive*

*vanetten@yahoo.com*

*Stephen Segari*  
*556 Pelican Ridge Drive*

*Stephen@segari.com*

⇒ Congratulations Stephen for being elected to the BRE Board!

*Thank you, Andy Zeringue, for serving on the Board for two years.*  
*We appreciate your service to Black River Estates.*

Black River Estates Newsletter

April 2016



You are invited to our  
Spring Neighborhood Party

It's fun to talk with our neighbors. ☺

Please join us  
at the home of  
Stephen Segari & Andi Abramson  
April 23, 2016  
3:00 pm – 5:00 pm  
556 Pelican Ridge Drive

Menu:

Fried Chicken (provided by BRE Assn.)

Salad

Soft Drinks

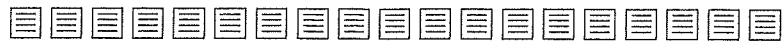
Bring an appetizer or dessert to share.

Questions: Bruce Danner: [bmd@brucemdannerlaw.com](mailto:bmd@brucemdannerlaw.com)

[Rosalie\\_wb@yahoo.com](mailto:Rosalie_wb@yahoo.com)

# Black River Estates Newsletter

## April 2016



### Other Contacts

1. Ditches - call the Parish to request work to be done. #898-2557
2. Street Lights - Call CLECO if the light is burned out. Give them the number on the pole. #800-622-6537  
...or contact John Guess. Give him the number on the pole and he will contact CLECO.
3. Please remember to contact John Guess before you cut down a tree, build a fence, or make other changes that need the approval of our Architectural Control Committee.

John Guess, Chairman BRACC, CAC  
Cell #504-458-1068  
[blackriver5@bellsouth.net](mailto:blackriver5@bellsouth.net).

### Advertise on BRE newsletter

You can advertise your business on our newsletter. Your business card on  $\frac{1}{4}$  of the page costs \$25 for 4 printings (every time our billings go out.) You can choose  $\frac{1}{2}$  page for \$50 or the whole page for \$100. It's an easy and effective way to make contact with your neighbors in Black River Estates.

# Black River Estates Newsletter

BRUCE M. DANNER  
Attorney at Law  
209 Hwy 22 W, Suite G  
Madisonville, LA 70447  
985-792-5220  
bmd@brucemannerlaw.com

I have been a resident of Black River Estates for ten (10) years and am currently a Board Member. My Office is located in Downtown Madisonville, two (2) miles from our Subdivision. I have been practicing law for 40 years. A graduate of Tulane University with degrees in both economics and law, I invite all of my Black River neighbors to visit my website at [www.brucemannerlaw.com](http://www.brucemannerlaw.com). In addition to various legal services including estate planning, wills, trust's, asset protection, real estate, corporate, limited liability companies and personal injury, I also provide notarial services at very reasonable rates. Any questions?, please call my Office and my staff will gladly answer your questions, or I will promptly return your call if I am not immediately available. Thank you for your patronage.

## **BRUCE M. DANNER, LLC**

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**BRUCE M. DANNER**  
**ATTORNEY AT LAW**

209 HIGHWAY 22 WEST, SUITE G  
MADISONVILLE, LOUISIANA 70447  
(985) 792-5220 TELEPHONE  
(985) 792-4889 FACSIMILE  
bmd@brucemannerlaw.com

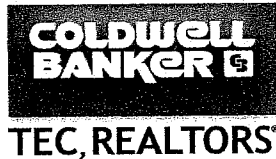
NOTARY PUBLIC

SE HABLA ESPAÑOL

The above is a paid advertisement

**JEANNE COMEAUX, REALTOR**

**Mobile # 985-231-8987**



**Office # 985-845-2001, ext 142**

**email: [jeannec@cbtec.com](mailto:jeannec@cbtec.com)**

**website: [jeanne.cbtec.com](http://jeanne.cbtec.com)**

Licensed by the Louisiana Real Estate Commission  
Each office is independently owned and operated

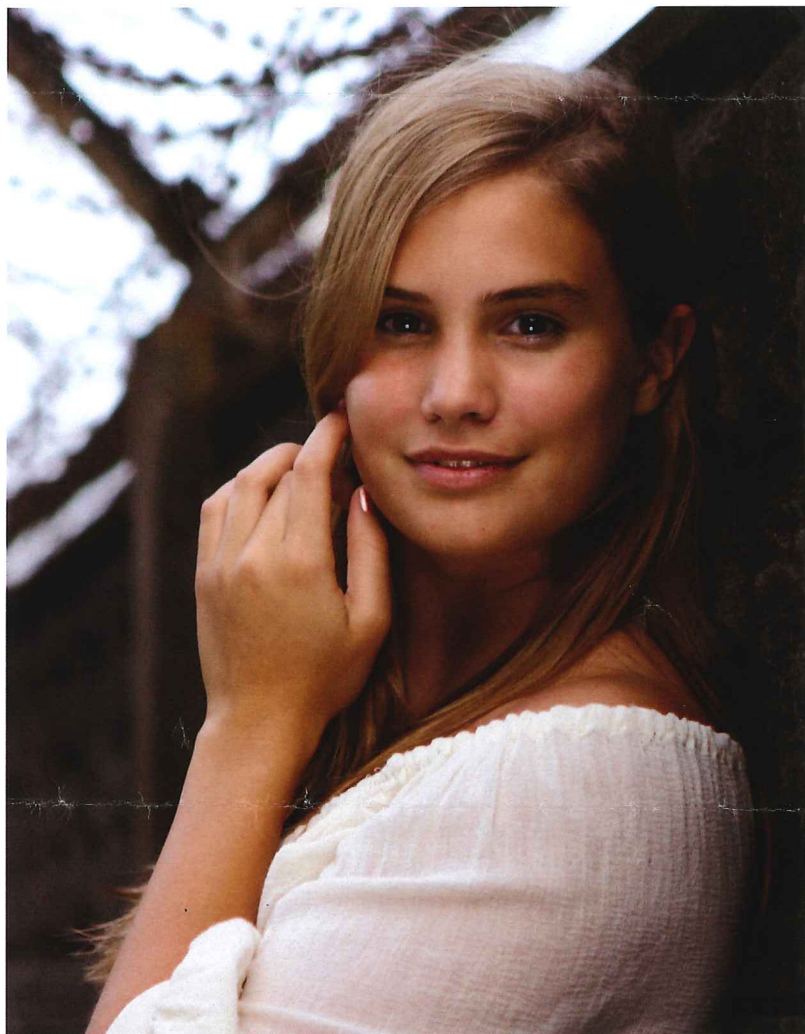
- Certified Relocation, Inventory and Marketing Real Estate Specialist
- TOP PRODUCING AGENT in Home Sales 2014, 2015
- TOP PRODUCING AGENT in Rental units 2014, 2015
- TOP Agent of the Month & Quarter multiple times in 2015, 2014, 2013, 2012
- Recipient of the Coldwell Banker Circle of Achievement Expert & Master Awards

***Hello Black River Estates Neighbor!***

***Did you know that I am a full time, licensed, real estate professional? It's TRUE!  
I can provide references of other neighbors (friends) that I have assisted in  
selling & buying, and would love to help you too! I'll even help you find  
investment properties! \*\*\* Rental units can be a great source of retirement  
income!***

***If I can help you, with any of your real estate needs (New Orleans Metropolitan  
area, St. Tammany, Tangipahoa, Washington parishes, or anywhere in the world) I  
would be honored to assist you. Please text, email or call me any time.***

# *Images by Tillie*



[WWW.IMAGESBYTILLIE.COM](http://WWW.IMAGESBYTILLIE.COM)

SENIOR PORTRAITURE